

Chapter 17.08 DEFINITIONS*

Sections:

[...]

17.08.020 Definitions.

[...]

17.08.020 Definitions.

[...]

"Basin plan" means a plan and all implementing regulations and procedures adopted by the city for managing surface and stormwater quality and quantity, stormwater facilities, and features within an individual hydrologic area; a plan that assesses, evaluates, and proposes solutions to existing and potential future impacts to the beneficial uses of, and the physical, chemical, and biological properties of waters of the state within a basin

[...]

"Ecology Manual" means the 2005 Ecology Stormwater Management Manual for Western Washington, amended in December, 2014, or its successors issued by the Washington State Department of Ecology.

[...]

"Hard surface" means an impervious surface, a permeable pavement, or a vegetated roof

[...]

"Impervious surface" means a non-vegetated surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development or causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. A non-vegetated surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam or other surfaces that similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling any hard surface area which either prevents, impedes or retards the entry of water into the soil mantle under natural conditions prior to development, and/or a hard surface area which causes water to run off of the surface at greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include but are not limited to rooftops, concrete or asphalt paving,

~~graveled areas, walkways, patios, driveways, parking lots, storage areas, and oiled, macadam, or other similar surfaces. Open, uncovered detention/retention facilities shall not constitute impervious surfaces.~~

[...]

"Landscaping" means the placement, preservation, or replacement of trees, grass, shrubs, plants, flowers, and other vegetative materials in accordance with an approved landscaping plan meeting adopted landscaping plan, design, and installation standards. Artificial plants, shrubs, bushes, flowers, and materials in movable containers shall not be considered "landscaping" for purposes of this title. Vegetation planted as part of LID BMPs shall be considered "landscaping" for purposes of this title where all landscape requirements in Title 17 are met.

[...]

"Low impact development (LID)" means a stormwater and land use management strategy that emphasizes conservation, and use of existing natural site features integrated with and distributed, small-scale stormwater controls management practices that are integrated into a project design to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings of infiltration, filtration, storage, evaporation and transpiration.

"Low impact development (LID) best management practices (BMPs)" means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. LID BMPs include, but are not limited to, bioretention, rain gardens, permeable pavements, roof downspout controls, dispersion, soil quality and depth, minimum excavation foundations, vegetated roofs, and water re-use.

[...]

"Native growth protection area" means a strip of land, identified on a site plan or by a zoning, subdivision, grading and excavation or other land development ordinance, established to protect existing vegetation from clearing, grubbing, or other incompatible development. Designation of a native growth protection area may be conditioned to permit placement of utilities.

"Native vegetation" means vegetation existing on a site or plant species, other than noxious weeds, that are indigenous to the area in question and which reasonably could have been expected to naturally occur on the site.

[...]

"Open space, common" means space that may be used by all occupants of a development complex or, if publically dedicated, by the general public.

~~Open Space, Land Use.~~ "Open space, land use" as a use in Table 17.16.040 means those uses such as public parks, private parks, NGPAs, stormwater detention facilities or similar uses that provide wildlife and critical habitat, passive recreational uses, and environmental education activities that are generally free and clear of buildings, structures and paved areas used for automobile parking or vehicular access and to remain open and unobstructed from the ground to the sky.

“Open space, passive” means all common open space not meeting the definition of active recreational open space, including, but not limited to, critical areas and their associated buffers, and LID facilities.

[...]

“Permeable pavement” means pervious concrete, porous asphalt, permeable pavers or other forms of pervious or porous paving material intended to allow passage of water through the pavement section. It is a hard surface, as defined herein, and often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

[...]

“Significant Tree” means any tree that is at least eight inches in diameter.

[...]

“Source control BMPs” means BMPs that are intended to prevent pollutants from entering stormwater. Examples include erosion control practices, maintenance of stormwater facilities, providing roofs for storage and working areas, and directing wash water and similar discharges to the sanitary sewer or a dead-end sump.

[...]

“Stormwater treatment BMPs” means BMPs that remove pollutants from stormwater using gravity, settling, filtration, biological uptake, and soil adsorption.

[...]

“Streetscape” means the visual character of a street as determined by various elements such as structures, greenery, open space, views, storm drainage facilities, etc.

[...]

“Vegetation-based LID BMPs” means distributed stormwater management practices, integrated into a project design, that emphasize pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration. Vegetation-based LID BMPs are a subset of LID BMPs and include, but are not limited to, bioretention, rain gardens, and vegetated roofs.

[...]

Chapter 17.13
LAND USE AND DEVELOPMENT REVIEW PROCEDURES

Sections:

[...]

17.13.040 Determination of a complete application.

[...]

[...]

17.13.040 Determination of a complete application.

[...]

Table 3
Permit Submittal Requirements (Major Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?		Binding Site Plan	Com., Industrial, Multifamily Permits	Parking Lots ¹	Conditional Use Permit	Grading Permit ²	Major Sector Amend	Prelim Plat ³	Project Rezone	Variance	Special Use—Essential Public Facilities	Site Sensitive	Wireless Comm. Facilities (WCF)
	Yes	No												
General Application:														
Application form (land use)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Supplemental application form ⁴	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Project narrative ⁵	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Review fee(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Height worksheet	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer/water/PUD availability ltrs	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Site/Building Plans:														
Site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced site plan ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building construction plans	<input type="checkbox"/>	<input type="checkbox"/>				<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Building elevations/floor plans	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced building elevations/floor plans ¹¹	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Record of survey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>									<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Table 3
Permit Submittal Requirements (Major Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?		Binding Site Plan	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Conditional Use Permit	Grading Permit ²	Major Sector Amend ²	Prelim Plat ³	Project Rezone	Variance	Special Use—Essential Public Facilities	Site Sensitive	Wireless Comm. Facilities (WCF)
	Yes	No												
Reduced landscape plan ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plat map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Civil/Engineering: ⁷														
Grading and clearing plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage calcs/study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Road and drainage plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TESCP (erosion control)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic control plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topography ⁸ (existing/proposed)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/sewer/utility plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental:														
Geotechnical report (engineer stamped)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEPA checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stream class report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Table 3
Permit Submittal Requirements (Major Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item? (# submitted or required)		Binding Site Plan	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Conditional Use Permit	Grading Permit ²	Major Sector Amend ²	Prelim Plat ³	Project Rezone	Variance	Special Use—Essential Public Facilities	Site Sensitive	Wireless Comm. Facilities (WCF)
	Yes	No N/A												
Wetland report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife habitat report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Archaeology report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:														
Cost/benefit analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.C. & R.s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ICAA approval form (PI zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impact analysis report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLA affidavit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photo simulation diagram	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Title certificate (< 30 days old)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Before Final Certificate of Occupancy:														
Deeds/conveyances/easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
As-constructed plans reproducible (mylar, vellum, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 3
Permit Submittal Requirements (Major Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?			Binding Site Plan	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Conditional Use Permit	Grading Permit ²	Major Sector Amend	Prelim Plat ³	Project Rezone	Variance	Special Use—Essential Public Facilities	Site Sensitive	Wireless Comm. Facilities (WCF)
	Yes	No	N/A												
Reduced as-constructed plans ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	✓	✓		✓		✓					
Electronic (CAD) as-constructed plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	✓	✓	✓		✓		✓					
Sureties/bonds (performance and/or maintenance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		✓	✓				✓					

Footnotes:

- ✓ In the codified version of this checklist, a “✓” indicates that the item is required for submittal.
 - In the codified version of this checklist, a “•” indicates the item shall, upon request, be required for submittal.
- 1.If gross floor area of buildings is greater than eight thousand square feet, or if a multifamily project has five or more dwelling units, or if parking lot has twenty-one or more stalls then project must undergo major review (Table 3). If below those thresholds then project may undergo minor review (Table 4).
 - 2.If grading quantities, combined total of cut and fill, exceeds five hundred cubic yards then permit must undergo major review (Table 3). If five hundred or less cubic yards then permit may undergo minor review (Table 4).
 - 3.(Reserved)
 - 4.See supplemental application form for specific submittal requirements. (Exception: refer to All Construction Packet and SF Blue Sheet for building permits.)
 - 5.Refer to applicable municipal code section or supplemental applications for specific narrative requirements.
 - 6.See “Requirements of Binding Site Plan Record of Survey” brochure.
 - 7.Preliminary plans (grading, drainage, etc.) are required for commercial and multifamily projects, rezone projects, conditional use permits, variances, preliminary plat and preliminary short plats, and sector plan amendments. Final plans are required for grading and clearing permits and building permits.
 - 8.Existing and proposed topography contours in two- to five-foot increments. This information can be included on the site plans.
 - 9.Refer to the street vacation application for specific requirements.
 10. Required for master signage plan (MSP) applications (see Section 17.80.100 for specific requirements).
 11. The reduced plans may not be larger than eleven inches by seventeen inches (tabloid paper size).

Table 4
Permit Submittal Requirements (Minor Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?		Admin. Variance	Bldg Plat	Final Hist	Lot Line Adjust (LLA)	Reasonable Use (RUP)	Signs ROW	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Street Vac	ADU	Land use development permits with completed SEPA review in connection with other land use development permits
	Yes	No / N/A											
General Application:													
Application form (land use)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Supplemental application form ⁴	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Project narrative ⁵	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<input checked="" type="checkbox"/>
Review fee(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Height worksheet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						<input checked="" type="checkbox"/>			*	<input checked="" type="checkbox"/>
Sewer/water/PUD availability ltrs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Site/Building Plans:													
Site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced site plan ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			*		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building construction plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			*					<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Building elevations/floor plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			*		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Reduced building elevations/floor plans ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			*		<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Record of survey	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*						
Landscape plan	<input type="checkbox"/>	<input type="checkbox"/>					*	*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	*	<input checked="" type="checkbox"/>

Table 4
Permit Submittal Requirements (Minor Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?		Admin. Variance	Bldg Plat	Final Plat	Hist Adjust (LLA)	Lot Line	Reasonable Use (RUP)	Signs ROW	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Street Vac	ADU	Land use development permits with completed SEPA review in connection with other land use development permits
	Yes	No	N/A											
Reduced landscape plan ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					•		✓	✓		•	✓
Plat map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		✓									
Civil/Engineering:														
Grading and clearing plan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•				•		✓	✓		•	✓
Drainage calcs/study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	✓			•		✓	✓		•	✓
Road and drainage plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	✓			•		✓	✓			✓
TESCP (erosion control)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•				•		✓	✓		•	✓
Topography ⁸ (existing & proposed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	✓			•	•	✓	✓		•	✓
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		•			•		✓	✓			✓
Water/sewer/utility plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		•			•		✓			✓	✓
Environmental:														
Geotechnical report (engineer stamped)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•				✓		•	•		•	
SEPA checklist	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		•			•		•	•			
Stream class report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•				•		•	•		•	

Table 4
Permit Submittal Requirements (Minor Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?	Admin. Variance	Bldg Plat	Final Hist	Lot Line Adjust (LLA)	Reasonable Use (RUP)	Signs	ROW	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Street Vac	ADU	Land use development permits with completed SEPA review in connection with other land use development permits
Wetland report	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wildlife habitat report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Archaeology report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:													
Cost/benefit analysis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C.C. & R.s	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FAA approval form (PI zone)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impact analysis report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LLA affidavit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photo simulation diagram	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Title certificate (< 30 days old)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Before Final Certificate of Occupancy:													
Deeds/conveyances/ easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
As-constructed reproducible (mylar, vellum, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 4
Permit Submittal Requirements (Minor Review)—Section 17.13.040

Submittal Requirements	Complete Submittal Item?			Admin. Bldg Variance	Final Plat	Lot Line Adjust (LLA)	Reasonable Use (RUP)	Signs ROW	Com., Industrial, Multifamily Permits ¹	Parking Lots ¹	Street Vac	ADU	Land use development permits with completed SEPA review in connection with other land use development permits
	Yes	No	N/A										
Reduced as-constructed plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		•		•		✓	✓			•
Electronic (CAD) as-constructed plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>						✓	✓			•
Sureties/bonds (performance and/or maintenance)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	•	✓		•		✓	✓			•

Footnotes:

✓ In the codified version of this checklist, a “✓” indicates that the item is required for submittal.

• In the codified version of this checklist, a “•” indicates the item shall, upon request, be required for submittal.

1.If gross floor area of buildings is greater than eight thousand square feet, or if a multifamily project has five or more dwelling units, or if parking lot has twenty-one or more stalls then project must undergo major review (Table 3). If below those thresholds then project may undergo minor review (Table 4).

2.If grading quantities, combined total of cut and fill, exceeds five hundred cubic yards then permit must undergo major review (Table 3). If five hundred or less cubic yards then permit may undergo minor review (Table 4).

3.(Reserved)

4.See supplemental application form for specific submittal requirements. (Exception: refer to All Construction Packet and SF Blue Sheet for building permits.)

5.Refer to applicable municipal code section or supplemental applications for specific narrative requirements.

6.See “Requirements of Binding Site Plan Record of Survey” brochure.

7.Preliminary plans (grading, drainage, etc.) are required for commercial and multifamily projects, rezone projects, conditional use permits, variances, preliminary plat and preliminary short plats, and sector plan amendments. Final plans are required for grading and clearing permits and building permits.

8.Existing and proposed topography contours in two- to five-foot increments. This information can be included on the site plans.

9.Refer to the street vacation application for specific requirements.

10. Required for master signage plan (MSP) applications (see Section 17.80.100 for specific requirements).

11. The reduced plans may not be larger than eleven inches by seventeen inches (tabloid paper size).

(Ord. 1359 §§ 3 (Exh. A), 4 (Exh. B), 2014; Ord. 1351 § 1, 2014; Ord. 1339 § 1 (Exh. A) (part), 2013; Ord. 1295 § 7 (Exh. 1B) (part), 2011; Ord. 1219 § 2 (Exh. B) (part), 2009; Ord. 1149 § 3 (part), 2006; Ord. 1088 § 10 (part), 2003; Ord. 1077 § 4, 2003; Ord. 937 § 3, 1998; Ord. 870 § 1 (part), 1996)

[...]

Chapter 17.20 BULK REGULATIONS

Sections:

- 17.20.010 Lot and structure requirements.
- 17.20.015 Lot bulk matrix.
- 17.20.018 Impervious surface matrix.
- 17.20.020 Structure bulk matrix.
- 17.20.025 Reference notes for lot and structure bulk matrices.
- 17.20.030 Pipestem lots.
- 17.20.040 Reducing lot area.
- 17.20.050 Lot size averaging.
- 17.20.060 Sight distance triangle.
- 17.20.070 Setbacks for certain uses.
- 17.20.080 Fences and freestanding walls.
- 17.20.083 Hedges.
- 17.20.085 Development agreements.
- 17.20.090 Additional development regulations for the MRD zone.
- 17.20.110 Additional development regulations for the PCB district.
- 17.20.120 Additional development regulations for the PCB(S), BP and IP zones.
- 17.20.130 Additional development regulations for the PI zone.
- 17.20.140 Additional development regulations for the PSP district.
- 17.20.150 Additional development regulations for the WMU district.

17.20.010 Lot and structure requirements.

Lot dimensions shall conform to the requirements listed in Table 1, Lot Bulk Matrix, unless modified elsewhere in this title. Lot coverage, building heights and building setbacks shall conform to the requirements of Table 2, Structure Bulk Matrix, unless modified elsewhere in this title. (Ord. 1287 § 2 (Exh. A), 2012; Ord. 908 § 8 (part), 1997)

17.20.015 Lot bulk matrix.

Table 1: Lot Bulk Matrix

Zone	Minimum Lot Area	Minimum Lot Width			Minimum Average Depth
		Setback Line	Lot Line	Corner Lot Line	
RD 12.5	12,500 sf	60'	40'	60'	85'
RD 12.5(S)	12,500 sf	none	75'	80'	none
RD 9.6	9,600 sf	50'	40'	60'	85'
RD 9.6(S)	9,600 sf	none	70'	75'	none
RD 8.4	8,400 sf	none	65'	70'	none
RD 7.5	7,500 sf	50'	30'	60'	85'
RD 7.2	7,200 sf	none	60'	65'	none
MRD	7,500 sf ⁹	50'	30'	60'	85'

Table 1: Lot Bulk Matrix

Zone	Minimum Lot Area	Minimum Lot Width			Minimum Average Depth
		Setback Line	Lot Line	Corner Lot Line	
MR	7,500 sf ⁶	none	60'	70'	none
WMU	varies ¹⁵	none	none	none	none
DB	none	25'	25'	25'	none
CB ¹²	none	none	none	none	none
CB(S) ²	none	none	none	none	none
CB(S)-2 ²	none	none	none	none	none
PCB ¹²	1 acre	none	none	none	none
PCB(S) ²	none	none	none	none	none
BP	none	none	none	none	none
PI ¹²	none	none	none	none	none
IP ⁵	none	none	none	none	none
LI	none	none	none	none	none
HI	none	none	none	none	none
PSP	1 acre	none	none	none	none
OS	none	none	none	none	none

(Ord. 1287 § 3 (Exh. B), 2012)

17.20.018 Impervious surface matrix.

The impervious surface matrix limits the amount of allowable impervious surface coverage for a given lot size.

Table 3 Lot Impervious Surface Matrix.*

Use Type	Lot Area (if applicable)	Allowed Impervious Surface Coverage(1)	Zones
Single-family	≤ 5,999 square feet	3,000 square feet	RD 12.5, RD 12.5(S), RD 9.6, RD 9.6(S), RD 8.4, RD 7.5, RD 7.2, MRD, MR, PCB(S)
	6,000-8,399	3,780 square feet	
	8,400-9,599	3,840 square feet	
	9,600-12,499	4,375 square feet	
	≥ 12,500 square feet	35% of lot area	

<u>Multi-family including townhouses</u>	--	<u>90% of lot area</u>	<u>RD 12.5(S), RD 9.6(S), RD 8.4, RD 7.2, MRD, MR, PCB(S), CB, PCB</u>
<u>Mixed Use</u>	--	<u>90% of lot area</u>	<u>CB(S)-2, PCB(S), CB, PCB, WMU</u>
<u>Commercial</u>	--	<u>90% of lot area</u>	<u>CB(S), CB(S)-2, PCB(S), CB, PCB, WMU, BP, IP, PI, LI, HI, PSP, OS,</u>
<u>Industrial</u>	--	<u>95% of lot area</u>	<u>CB(S), CB(S)-2, PCB(S), CB, PCB, BP, IP, PI, LI, HI</u>
<u>Waterfront</u>	--	<u>90% of lot area</u>	<u>WFB</u>
<u>Downtown Business</u>	--	<u>100% of lot area</u>	<u>DB</u>

* Impervious surfaces legally established on a site prior to December 31, 2016, and which exceed the limits set forth in this Title shall not be considered nonconforming. Proposals to increase impervious surface on a site shall conform to the limits of this Title; where a site already exceeds the allowed amount of impervious surface, the additional impervious surface shall not be approved unless an equal amount of existing impervious surface is removed such that the net amount of impervious surface is unchanged.

17.20.020 Structure bulk matrix.

The bulk matrix contains setback, lot coverage, building height and lot dimension regulations for all zones in the city. The following is a listing of abbreviations used in the bulk matrix and their meanings:

1. IBC = International Building Code;
2. sf = square feet;
3. row = right-of-way;
4. C/L = centerline.

Table 2: Structure Bulk Matrix

Zone	Maximum Lot Coverage ²⁰	Maximum Building Height ¹	Property Line Setbacks ^{13, 20}				Roadway Setbacks ²⁴			
			Front ¹¹	Side		Rear	Private Road		Common Driveway	Drive Aisle ²⁵
				Interior	Corner		No Access from Road	Access from Road		
RD 12.5 ¹⁸	30%	30'	25'	5'; with 15' of total side yard	20' ¹⁰	25' ¹⁸	10'	20'	20'	n.a.
RD 12.5(S)	35%	35' ¹⁸	20'	5'	20'	5' ¹⁸	10'	20'	20'	n.a.
RD 9.6	35%	30' ¹⁸	25'	5'; with 15' of total side yard	20' ¹⁰	20' ¹⁸	10'	20'	20'	n.a.
RD 9.6(S)	35%	35' ¹⁸	20'	5'	20'	5' ¹⁸	10'	20'	20'	n.a.
RD 8.4	35%	35' ¹⁸	20'	5'	20'	5' ¹⁸	10'	20'	20'	n.a.
RD 7.5	35%	30' ¹⁸	20'	5'; with 15' of total side yard	20' ¹⁰	20', or 15' for corner lots ¹⁸	10'	20'	20'	n.a.
RD 7.2	35%	35' ¹⁸	20'	5'	20'	5' ¹⁸	10'	20'	20'	n.a.
MRD	40%	varies ⁷	25'	varies ⁸	20' ¹⁰	20'	n.a.	n.a.	n.a.	10' for habitable areas; 20' for private garages
MR	40%	35'	25'	varies ⁴	varies ⁴	varies ⁴	n.a.	n.a.	n.a.	10' for habitable areas; 20' for private garages
WMU	none ¹⁶	varies ¹⁵	none	none	none	none ¹⁷	n.a.	n.a.	n.a.	10' for habitable areas; 20' for private garages
DB	none	35'	Varies ²⁶	none	Varies ²⁶	none	10'	20'	20'	n.a.
CB ¹²	none	35'	10' for row >60'; and 40' from the C/L if row <60'	none	10'	none	10'	20'	20'	10' for habitable areas; 20' for private garages
CB(S) ²	50%	35'	25'	IBC, except 10' next to residential zones	25'	IBC, except 10' next to residential zones	n.a.	n.a.	n.a.	n.a.
CB(S)-2 ²	none	50'	25'	IBC, except 10' next to residential zones	25'	IBC, except 10' next to residential zones	n.a.	n.a.	n.a.	n.a.
PCB ¹²	none	35'	None	None, except 20' next to residential zone	20'	20'	10'	20'	20'	10' for habitable areas; 20' for private garages
PCB(S) ²	none	40'	40' ⁶	IBC, except 25' next to residential zones ⁵	40'	IBC, except 25' next to residential zones	10'	20'	20'	10' for habitable areas; 20' for private garages
BP	35%	50'	30'	IBC, except 25' next to residential zones	30'	IBC, except 25' next to residential zones	n.a.	n.a.	n.a.	n.a.
PI ¹²	40%	35'	10' w/o parking in front of building; 20' next to residential zone	10', except 20' next to residential zone	10'	20'	n.a.	n.a.	n.a.	n.a.

Table 2: Structure Bulk Matrix

Zone	Maximum Lot Coverage ²⁰	Maximum Building Height ¹	Property Line Setbacks ^{19, 20}			Roadway Setbacks ²⁴			
			Front ¹¹	Side		Rear	Private Road		Common Driveway
				Interior	Corner		No Access from Road	Access from Road	
IP ⁵	50%	65'	30' ⁵	IBC, except 25' next to residential zones ⁵	30' ⁵	IBC, except 25' next to residential zones ⁵	n.a.	n.a.	n.a.
LI	none	65' ²³	25'	IBC, except 50' next to residential zones	25'	IBC, except 50' next to residential zones	n.a.	n.a.	n.a.
HI	none	65'	25'	IBC, except 50' next to residential zones	25'	IBC, except 50' next to residential zones	n.a.	n.a.	n.a.
PSP	55% ²²	35'	10'	25' or 0' ²¹	10'	25' or 0' ²¹	n.a.	n.a.	n.a.
OS	none	25' to 35' ¹³	none	None, except 20' next to residential zones	none	IBC, except 20' next to residential zones	n.a.	n.a.	n.a.

(Ord. 1332 § 5 (Exh. B), 2013; Ord. 1302 § 6 (Exh. B), 2012; Ord. 1287 § 4 (Exh. D), 2009; Ord. 1219 § 4 (Exh. D), 2009; Ord. 1210 § 1, 2009; amended during August 2008 supplement; Ord. 1196 § 3 (part), 2008; Ord. 1173 § 7, 2007; Ord. 1128 § 1, 2005; Ord. 1054 § 1, 2002; Ord. 987 §§ 12, 13, 2000; Ord. 1007 §§ 3, 4, 1999; Ord. 990 §§ 3, 4, 1999; Ord. 970 §§ 4, 5, 1998; Ord. 949 §§ 3, 6, 7, 1998; Ord. 948 §§ 11—13, 1999; Ord. 946 § 4, 1998; Ord. 908 § 8 (part), 1997)

17.20.025 Reference notes for lot and structure bulk matrices.

1. Appurtenances such as stairwells, mechanical equipment, and elevator shafts that do not exceed the maximum building height by more than ten feet are allowed in the following zones: DB, CD, PCB, PI, PSP, WMU, CD(S), PCB(S), BP, IP, LI, HI, and OS.
2. MR standards shall apply for all residential development permitted in all commercial zones designated as PCB(S) or CB(S).
3. In the MR zone, the maximum density shall be calculated based on two thousand square feet of land per dwelling unit. In a PRD (MR) zone, density shall be calculated based on one thousand seven hundred square feet per dwelling unit.
4. MR Setbacks.
 - a. Single-family detached structures shall have the minimum setbacks required in the RD 8.4 zone.
 - b. Other structures shall have a minimum rear setback of twenty-five feet and a minimum total side setback of fifteen feet, with a minimum single side setback of five feet. Building separation shall be a minimum of fifteen feet.
 - c. Multistory structures over two stories shall increase setbacks for each additional story as follows:
 - i. Front: three feet;
 - ii. Rear: three feet;
 - iii. Side: five feet total with minimum side increased by three feet;
 - iv. Building separation: five feet.
5. In the IP zone there shall be an additional one-foot setback for every one foot of building height over forty-five feet.
6. In the PCB(S) zone the setback from private roads and access easements is twenty-five feet.
7. Building height in the MRD zone may extend to forty-five feet (except thirty feet on level sites: zero to eight percent) and provided that the developer demonstrate to the satisfaction of the city council that the height is consistent with the following criteria:
 - a. The project shall not obstruct the sound and mountains views from other single-family residential properties by more than twenty percent;
 - b. Shall have access to major trafficways;
 - c. Shall not exceed the height limits as provided in this chapter;
 - d. Shall not exceed the density limits as provided in this chapter;

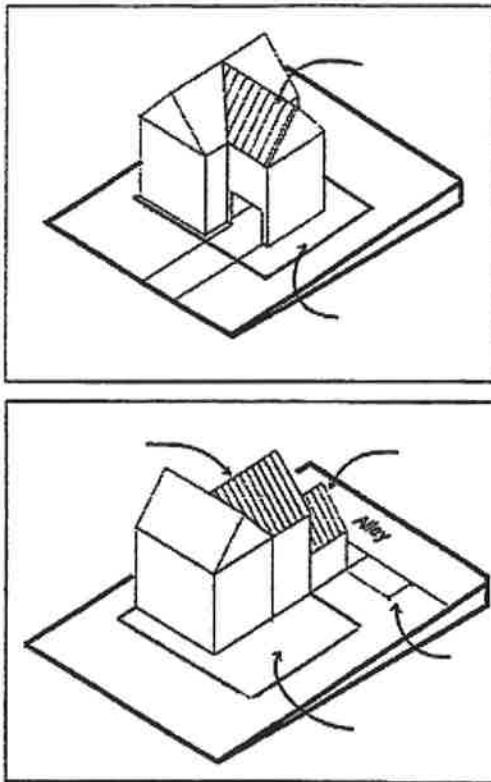
- e. Shall not exceed the site coverage as provided in this chapter.
- 8. Interior side setbacks in the MRD zone shall be measured as follows:
 - a. One and two stories, five feet (except that the sum of the two side yards must not be less than fifteen feet) with not less than fifteen feet between structures on adjoining properties;
 - b. Three stories, twelve feet (except that the sum of the two side yards must not be less than twenty-four feet);
 - c. Four stories, fifteen feet (except that the sum of the two side yards must not be less than twenty-four feet).
- 9. In the MRD zone, the minimum usable land area per dwelling unit (for computations of density) shall be three thousand three hundred fifty square feet except that where computations result in a partial dwelling unit greater than .75, a full unit shall be allowed for lots which meet the minimum lot area requirements.
- 10. Corner lot setbacks for the RD 12.5, RD 9.6, RD 7.5 and MRD zones: twenty feet for side adjoining a street; otherwise same setbacks as specified for interior lots for the side adjoining an interior lot.
- 11. Front setbacks shall be measured from the edge of the front property line.
- 12. In the CB, PCB and PI districts, any permitted use of a commercial nature, when abutting a residential zone district, shall set back fifteen feet from the rear lot line and ten feet from the front lot line, and ten feet from a side lot line where the side lot line abuts a street, private road or interior lot line.
- 13. Building height in the OS district: thirty-five feet, except twenty-five feet within two hundred feet of the ordinary high water mark at the Mukilteo Lighthouse Park.
- 14. Height Limits for Retirement Apartment and/or Housing Projects. Building proposals in the planned community business district (PCB) may exceed the thirty foot height limit, up to a maximum of thirty-five feet, as measured from the prior undisturbed average ground elevation, where it can be demonstrated to the planning commission's satisfaction that the surrounding properties are impacted less by a taller building with less mass than a shorter building with greater mass. (Refer to Section 17.16.040(B)(46) of this title.)
- 15. Height of Buildings.
 - a. The height of buildings north of Front Street shall be a maximum of twenty-five feet with no more than two stories in order to allow for a pitched roof no less than a 6:12 pitch over fifty percent of the roof area. No flat roofs are allowed.
 - b. The height of buildings south of Front Street, outside the shoreline management program area and north of BNSF right-of-way shall not exceed forty feet with no more than three stories to allow for pitched roofs and building stories shall be tiered back to allow for views from different floors, while limiting the blockage of views from up the hill at 2nd Street.

16. Breaks in the facade and building footprint along the waterfront shall be included to retain water views from Front Street and for pedestrian access to the waterfront promenade and beach, as regulated by the shoreline master plan.

17. Buildings shall be set back thirty to fifty feet along the waterfront to allow for a twenty-five foot pedestrian promenade, landscaping, and additional space to be used for outside uses associated with public, commercial and retail uses.

18. Garages, Carports, Accessory Dwelling Units and Accessory Buildings. All single-family residential garages, carports, accessory dwelling units and accessory buildings shall meet the following standards:

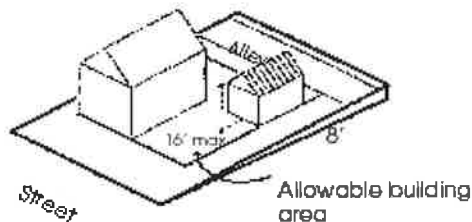
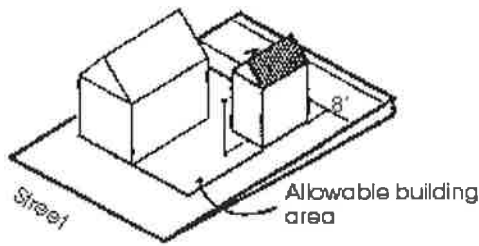
a. Attached Garages, Carports, and Accessory Dwelling Units.



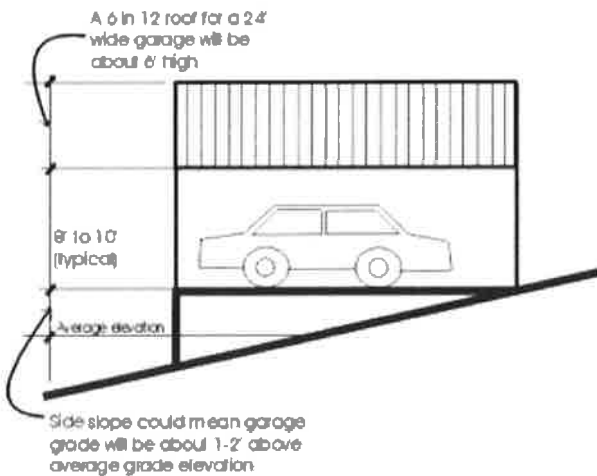
i. The maximum allowable height of a garage, carport or accessory dwelling unit physically attached to a house and totally within the normal buildable area is the maximum allowable height of the underlying zone.

ii. The rear setback may be reduced to eight feet when the building height in the reduced setback area does not exceed sixteen feet in height. When an accessory dwelling unit is located above the attached garage or carport with automobile access from an alley, no portion of the accessory dwelling unit may be located in the reduced setback area.

b. Detached Garages, Accessory Dwelling Units and Carports.

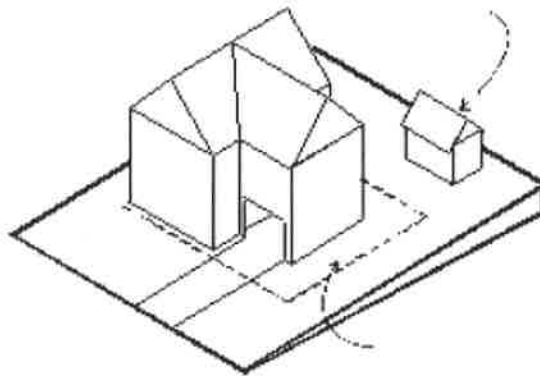


- i. The maximum building height of detached garages, accessory dwelling units and carports constructed within the normal buildable area of a lot is the maximum allowable height of the underlying zone, except accessory dwelling units must also conform to the building height requirements under Chapter 17.30.
- ii. When the maximum height of detached garages and carports (but not accessory dwelling units) is reduced to sixteen feet they may be located in the rear setback area within:
 - (A) Eight feet of the rear lot line if the rear lot line abuts an alley; or
 - (B) Five feet of the rear lot line if adjacent to a single-family residential lot.
- iii. All detached garages and carports shall be designed with a pitched roof.
- iv. Detached garages, carports and accessory dwelling units designed with more than one story shall conform to the development and design standards for structure exterior standards for accessory dwelling units under Section 17.30.060(B).



v. Detached garages shall be designed as a one-story building if located on a lot in the area between the front property line and twenty feet behind the front facade of the principal dwelling unit.

vi. Temporary structures which use plastic, canvas, tarps, or other similar materials to cover storage areas, and/or to be used as garages or carports, are prohibited in single-family residential zones.



c. Accessory Buildings.

i. The maximum building height of accessory buildings within the normal buildable area of a lot is the maximum allowable height of the underlying zone.

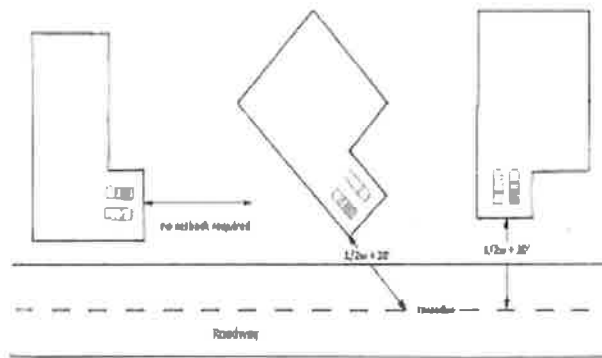
ii. When the maximum height is reduced to sixteen feet, the accessory building may be located in the normal setback area within:

(A) Eight feet of the rear and side lot lines if abutting an alley;

(B) Five feet of the rear and side lot lines if adjacent to a single-family residential lot.

iii. When the maximum height of the accessory building is reduced to twelve feet in height and its building footprint area is less than or equal to one hundred twenty square feet, it may be located anywhere on the lot up to and adjacent to a side or rear lot line.

- iv. Accessory buildings over one hundred twenty square feet must be located within the buildable area of the underlying zone.
 - v. No more than one accessory building less than one hundred twenty square feet may be located within five feet of the rear and/or side lot line.
 - vi. All accessory buildings shall be designed with a pitched roof.
 - vii. If designed with more than one story it shall conform to the development and design standards for structure exterior standards for accessory dwelling units under Section 17.30.060(B).
 - viii. Temporary structures which use plastic, canvas, tarps, or other similar materials to cover storage areas, and/or to be used as garages or carports, are prohibited in single-family residential zones.
19. For the setback requirements next to critical slope areas, refer to MMC 17.52A.050.
20. Where two or more lots are to be developed as a single, unified development site, whether such development is to be accomplished at one time or in phases, no setback shall be required from any lot line that solely abuts upon another lot within the same development site. Setbacks are required only from lot lines on the perimeter of the single, unified development site. Also, maximum lot coverage shall be calculated for the entire single, unified development site and not on an individual lot basis. As used herein, a "single, unified development site" is defined as a lot or combination of lots on which one or more public buildings or other structures will be built or used as an integrated development, such as a municipal campus or other clustering of public uses.
21. Relating to "side," "interior" and "rear" setbacks, the setback is twenty-five feet from any lot line abutting a residential zone, and zero feet from any lot line abutting any other zone.
22. Lot coverage calculations in the public, semi-public zoning district includes only above-ground structures and does not apply to below-ground structures such as underground parking.
23. In the LI zone the maximum building height shall be sixty-five feet, except for buildings within three hundred fifty feet of the SR-525, Beverly Park Road and 132nd Street SW rights-of-way the maximum building height shall be fifty feet.
24. Private road, common driveway and drive aisle setbacks shall be measured from the centerline of the roadway. The required setback, as measured by the shortest line perpendicular to the front of the garage to the centerline of the roadway is:
- a. The stated distance in Table 2: Structure Bulk Matrix; plus
 - b. One-half of the minimum required width of the roadway.

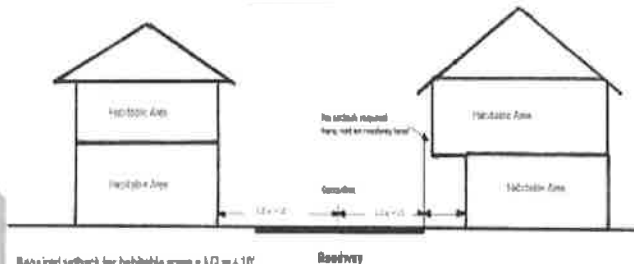


Required minimum width = w
 Typically $w = 26$ feet for 2-way roadway
 and $w = 32$ feet for 3-way roadway

Measuring Garage Setback

25. The drive aisle setback in Table 2: Structure Bulk Matrix shall only apply to multifamily structures and mixed-use structures with residential dwelling units.

a. The drive aisle setback for habitable areas only applies to the portion of the structure on the same level as a drive aisle.



Habitable Area Setback

Required setback for habitable areas = $1/2 w + 10'$
 w = required width of roadway



b. If parking outside of a garage is prohibited in and adjacent to the drive aisle except in a designated parking space, the following private garages do not require a drive aisle setback:

i. Garages integrated into a parking lot design in a manner that they meet all parking lot standards and requirements (that is, the garage is essentially a parking space with a roof, walls and/or a door); or

ii. Garages that occupy the entire footprint of one level of a dwelling unit.

c. Drive aisle setbacks do not apply to parking garages which provide parking for more than one dwelling unit.

26. All structures shall have a majority of their front facade built up to the front and corner property lines unless:

a. An option provided for in Chapter 17.25A, Design Standards for the DB District, is used that requires the structure to be located off of the property lines to allow for outdoor seating, small item display areas, or additional pedestrian circulation; or

b. How adjacent property has been developed makes it undesirable to build on the property line near the adjacent property; or

c. Doing so is shown to be unfeasible. (Ord. 1302 §§ 6 (Exh. B), 7, 2012; Ord. 1287 §§5—7, 2012; Ord. 1228 § 3 (Exh. B), 2009; Ord. 1219 § 4 (Exh. D), 2009; Ord. 1210 § 1, 2009; amended during August 2008 supplement; Ord. 1196 § 3 (part), 2008; Ord. 1173 § 7, 2007; Ord. 1128 § 1, 2005; Ord. 1054 § 1, 2002; Ord. 987 §§ 12, 13, 2000; Ord. 1007 §§ 3, 4, 1999; Ord. 990 §§ 3, 4, 1999; Ord. 970 §§ 4, 5, 1998; Ord. 949 §§ 3, 6, 7, 1998; Ord. 948 §§ 11—13, 1999; Ord. 946 § 4, 1998; Ord. 908 § 8 (part), 1997. Formerly § 17.20.020(B))

[...]

17.20.090 Additional development regulations for the MRD zone.

A. In the MRD zone the minimum outdoor active or passive recreation area shall be three hundred fifty square feet per dwelling unit for the overall site, exclusive of required landscaping or setbacks. Where the development is within three hundred feet of a developed park, this requirement may be in private open space. A minimum of fifty square feet shall be in private open space. Passive recreation spaces can be used for bioretention areas, or other vegetatedvegetation-based LID BMPs.

B. Screening. Where adjacent to a single-family residential zone, a sight-obscuring fence or vegetative screen shall be required in accordance with the landscaping matrix contained in Section 17.58.047 of this code. Vegetative screens are to be kept free of weeds and debris, and the vegetation is to be maintained in a healthy condition. Vegetative screens shall not be allowed to grow to a height or width which would obstruct vision of an intersecting street as defined in Section 17.20.060. Vegetative screening areas shall preserve existing native vegetation to the extent feasible, or be comprised of native species where feasible. (Ord. 1026 § 4, 2001; Ord. 908 § 8 (part), 1997)

[...]

Chapter 17.25 DESIGN STANDARDS FOR MIXED-USE DEVELOPMENT

Sections:

- 17.25.010 Purpose.
- 17.25.015 Development in urban waterfront.
- 17.25.020 Design review.
- 17.25.030 Overall district design.
- 17.25.040 Overall architectural design.
- 17.25.060 Overall building form.
- 17.25.070 Building design.
- 17.25.080 Signage.
- 17.25.090 Off-street parking—Parking facilities—Lots—Structures.
- 17.25.100 Landscape design.

[...]

17.25.030 Overall district design.

A. Mixed-use development should create a new diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other. A range of types, sizes, amenities, and uses will enhance a series of inviting functional public spaces, including shopping streets and pedestrian-friendly streetscapes, open spaces, courtyards, trails, residential, office, and retail in mixed-use buildings. The design principles for buildings and streets are taken from traditional small towns that provided a close-in community life.

B. To foster pedestrian usage in the mixed-use district, sidewalks must be a minimum of ten feet in width, except when the public works director determines this width is not feasible. Permeable pavement shall be utilized to the maximum extent feasible.

C. Properties or development projects abutting major streets in the district shall have zero- to ten-foot setbacks from the right-of-way, pedestrian-friendly storefronts with display windows along fifty percent of their facade and the facades shall not be plain or sterile but incorporate architectural features, such as windows, entrances and variations in setback, so that no wall plane is wider or longer than two and one-half times the height of the wall plane. (Ord. 1302 § 9 (Exh. C) (part), 2012; Ord. 1295 § 9 (Exh. 1B) (part), 2011; Ord. 948 § 16 (part), 1999)

[...]

17.25.100 Landscape design.

A. Development in a mixed-use district should have extensive landscaping of large parking areas, along streetscapes and for pedestrian-oriented open spaces which can be seen from the street and pedestrian-oriented areas. Landscaping can also help to define areas and separate areas thereby bringing a human scale to these intense uses.

B. Parking areas shall have one tree per every four parking stalls or have trees between every two to four ferry loading lanes. (See Exhibit C of Ordinance 948, Guideline 22: Parking Lots.) Parking areas must be screened from all pedestrian-oriented areas through the use of trees, shrubs, walls and/or trellis structures with plants. See Exhibit C of Ordinance 948, Guideline 22: Parking Lots—Landscape Design.

C. Parking lots shall provide landscaping next to buildings and along walkways. Parking lots shall provide enough trees so that fifty percent of the lot is shaded within a five-year period and landscape beds have a ninety percent ground coverage in five years.

D. Arbors or trellises supporting living landscape materials should be considered for ornamentation on exterior walls. Any such feature should cover an area of at least one hundred square feet and include sufficient plantings to achieve at least thirty percent coverage by plant materials within three years.

E. Where pedestrian activity is encouraged onto the site, the screening doesn't have to be sight obscuring.

F. Utilities are required to be underground and aboveground equipment shall be located away from major pedestrian streets and corners. Equipment boxes and vaults must be placed in back of the sidewalk and where landscaping can minimize or screen their impact. See Exhibit C of Ordinance 948, Guideline 12: Screening Utility Equipment and Services. (Ord. 1302 § 9 (Exh. C) (part), 2012; Ord. 1295 § 9 (Exh. 1B) (part), 2011; Ord. 948 § 16 (part), 1999)

Chapter 17.25A

DESIGN STANDARDS FOR THE DB DISTRICT

Sections:

- 17.25A.010 Purpose.
- 17.25A.020 Applicability.
- 17.25A.030 Mixed-use development.
- 17.25A.040 Development and design standards.
- 17.25A.050 Variations from standards allowed based on DB subarea plan.
- 17.25A.060 Deviations from standards allowed if intent of standard met.

[...]

Chapter 17.25B

MIXED-USE DESIGN STANDARDS FOR THE WMU DISTRICT

Sections:

- 17.25B.010 Purpose.
- 17.25B.020 Design review.
- 17.25B.030 Overall WMU district design.
- 17.25B.040 Transit-supportive design.
- 17.25B.050 Overall architectural design.
- 17.25B.055 Residential dwelling units.
- 17.25B.060 Overall building form.
- 17.25B.065 Waterfront, port, mixed-use, and transportation related building design.
- 17.25B.070 Building design.
- 17.25B.080 Signage.
- 17.25B.090 Off-street parking—Parking facilities—Lots—Structures.
- 17.25B.100 Landscape design.
- 17.25B.110 Pedestrian walkway.

[...]

17.25B.030 Overall WMU district design.

A. Development should create a new diverse and pedestrian-friendly neighborhood, with a mix of housing, shopping, workplace and entertainment uses and nodes for transportation access, all within a short walk of each other.

B. To foster pedestrian usage, sidewalks shall be a minimum of ten feet in width, except when the public works director determines this width is not feasible. Permeable pavement shall be utilized to the maximum extent feasible.

C. Properties or development projects abutting major streets in the district should have storefronts with display windows along fifty percent of their facades and the facades should not be plain or sterile but incorporate architectural features, such as windows, entrances, variations in setback, so that no wall plane is wider or longer than two and one-half times the height of the wall plane.

D. Front Street is intended to accommodate and foster pedestrian usage in the waterfront mixed-use district. Properties or development projects abutting Front Street shall:

1. Have a zero setback from the right-of-way and the building shall maintain a continuous frontage along Front Street.
2. Highway 525 from the railroad bridge north to the water is meant to provide arterial access to Front Street, but should also be pedestrian- and transit-oriented by having either courtyard or building fronting along it.
3. Breaks in the building are permitted to meet shoreline standards and to encourage pedestrian access into and through projects to the water.

E. Off-street parking shall either be behind or to the side of development.

1. A minimum of curb cuts should be allowed along streets for parking access.
2. Vehicular access to parking lots and garages shall only be permitted along Front Street when there is no other side street or alley access. (Ord. 1302 § 11 (Exh. E) (part), 2012)

[...]

17.25B.070 Building design.

A. Architectural Details. The following architectural elements are required to provide visual interest and create a sense of human scale:

1. Building facades along Front Street shall be pedestrian-oriented with the majority of the street wall being made up of windows and other interesting design features and businesses that are interactive retail should be promoted (i.e., artist studio and gallery, hands-on displays or merchandise, etc.).
2. Awnings, Sunshades and Canopies. Weather protection is encouraged for pedestrian street frontages with ground floor commercial. The minimum width of such elements shall be four feet. Minimum height is eight feet, maximum height is twelve feet. Awnings with painted signs are permitted, however, must be externally lit. Internally illuminated awnings are not permitted. See Exhibit C of Ordinance 948, Guideline 10: Weather Protection.
3. Front Porches. Front porches, stoops, bay windows and dormers are encouraged on buildings which contain residential dwellings.
4. Trees, Plants and Flowers. The use of potted plants and flowers as well as street trees is encouraged, but shall not impede pedestrian traffic.
5. Street Furniture. Public seating, trash receptacles and informational directional kiosks should be of uniform design and be provided throughout district where needed. Sidewalk widths, street trees, landscaping, weather protection, public art, street furniture and other amenities for pedestrians in public rights-of-way and public plazas which are required and are abutted by private development shall provide an additional three feet to six feet for a total sidewalk width of

no less than eight feet. See Exhibit C of Ordinance 948, Guideline 5: Pedestrian-Oriented Streetscapes.

6. Exterior Lighting. Pedestrian areas need to be well marked and well-lit. Exterior lighting should be an integral part of the architecture and landscape design. Street lighting shall relate in scale to the pedestrian character of the area. Pedestrian lighting shall be provided at a pedestrian scale of three to twelve feet, with the source light being shielded to reduce glare, thereby encouraging safe access to these areas twenty-four hours per day. Overall, lighting and pedestrian zone lighting is needed but shall not create glare or light spillage off site or beyond parking lots and streets. See Exhibit C of Ordinance 948, Guideline 3: Lighting Pedestrian Zone.

B. Building Fenestration.

1. Facades. Any facade visible from a public right-of-way, pedestrian corridor or public open space shall incorporate fenestration. Fenestration patterns for street level uses should have generous amounts of clear glass and be designed to incorporate displays. Glass curtain walls, reflective glass, and painted or dark tinted glass are not permitted. See Exhibit C of Ordinance 948, Guideline 7: Ground Floor Transparency.

2. Blank Walls. Where windowless walls are necessitated by the uses housed within the building, they shall have an interesting exterior treatment such as artwork, decorative tile, or masonry, or trellises with plant material. Blank walls visible from a public way, larger than ten feet in any dimension, which exceed two hundred square feet, must be screened by one of the above methods. See Exhibit C of Ordinance 948, Guideline 21: Blank Walls.

3. Street Visibility. Upper and lower story windows are encouraged to overlook streets and open spaces, thereby helping to provide "community eyes" to make these spaces more comfortable and safe. See Exhibit C of Ordinance 948, Guideline 11: Design for Pedestrian Safety.

C. Proportions. The scale of all structures in relationship to other structures and spaces is important. Buildings and the spaces between should relate easily and openly to the external public areas. To balance horizontal features on longer facades, vertical building elements, such as building entries, should be emphasized.

D. Modulation. Building facades visible from public rights-of-way, pedestrian corridors or public open space, except for ground floor commercial, shall be modulated approximately every forty feet. The modulation shall have a minimum depth of four feet.

E. Articulation. Facades should be varied and articulated to provide visual interest to pedestrians. The roof line of buildings should be modulated and should include interesting architectural features, such as decorative eave, trim, or cornice. Window articulation through use of a decorative trim, such as window hoods and the use of smaller regularly spaced windows in upper stories with smaller divided lights. Storefront designs and materials should be allowed to be unique while maintaining the character of the building facade of which they are a part. The base of buildings should be articulated through use of plinths, pilasters or other elements.

F. Materials and Colors. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, stucco, wood, terra

cotta, and tile are encouraged. Where masonry is used for exterior finish, decorative patterns should be considered. These patterns could include a change in color or material. Exterior colors should be given careful consideration in the context of the surrounding buildings and environment.

G. Screening.

1. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes and vent pipes, shall be screened from public view by parapets, walls, fences, landscaping or other approved means.

2. All rooftop and sidewall mechanical equipment and other extensions allowed above the building height shall be concealed by or integrated within the roof form or screened from view. The following appurtenances or necessary extensions above the roofline that require screening include: stair wells, elevator shafts, air conditioning units, large vents, heat pumps and mechanical equipment.

3. Service and loading areas must be screened from street and pedestrian ways. See Exhibit C of Ordinance 948, Guideline 12: Screening Utility Equipment and Services.

H. Parks and Open Space. Mixed-use developments will provide twenty percent in parks and open space. Plazas, play areas, landscape buffers and open spaces (sensitive areas) can be included. Ten percent of the area will be in-useable active in nature, such as with parks, plazas and play areas. Landscape-based stormwater practices may be counted as passive open space. Pedestrian and bicycle paths and connections are required within the development and shall be provided to the closest activity areas (i.e., schools, business area, park, major arterial, etc.). See Exhibit C of Ordinance 948, Guideline 19: Parks and Open Space. (Ord. 1302 § 11 (Exh. E) (part), 2012)

[...]

17.25B.090 Off-street parking—Parking facilities—Lots—Structures.

A. Off-street parking in commercial areas shall either be behind or to the side of development with ground-floor retail along the street frontage.

B. Structured parking is encouraged to maximize development potential in this relatively small, narrow waterfront mixed-use district.

C. Shared or joint parking is encouraged south of Front Street so that parking needs generated by development north of Front Street can be accommodated outside the shoreline zone of two hundred feet from the ordinary high tide.

D. A minimum of curb cuts should be allowed along Front Street for parking access.

E. Adjacent street frontage to commercial properties can be counted on a one-to-one basis towards the parking requirement on streets that are improved and have designated parking.

F. Two parking spaces for each two-bedroom and larger residential dwelling unit and one and one-half parking space for each studio and one-bedroom units, and one guest space per

every four units shall be provided on site. Parking for the commercial/retail/office space shall be determined using the parking matrix contained in Chapter 17.56, Off-Street Parking.

G. Employee parking shall be provided on site, or as part of a shared parking agreement or at a parking structure.

H. Joint or shared access, and off-street parking, internal circulation or parking is encouraged with adjacent uses.

I. A development can reduce the required off-street parking spaces up to fifty percent when it can be demonstrated, in a parking-traffic study, prepared by a traffic engineer, that use of transit or demand management programs, special characteristics or customer, client, employee or resident population will reduce expected vehicle use and parking space demand for their development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and city parking requirements.

J. Parking lots shall have internal landscaping as well as be screened from streets and pedestrian ways. (See Exhibit C of Ordinance 948, Guidelines 22: Parking Lots—Landscape Design and 23: Pedestrian Environment—Screening Parking Lots.)

K. Parking garages shall be screened to improve the pedestrian environment in mixed-use zones. (See Exhibit C of Ordinance 948, Guideline 24: Pedestrian Environment—Screening Parking Garages.)

L. Parking Facilities—Lots—Structures for Transit.

1. Long-term (eight plus hours), single-occupant vehicle, commuter parking near station is to be discouraged five years after commuter rail is operational.

2. Provide close-in (near multi-modal station) preferential parking for carpools and vanpools.

3. Joint and shared parking are encouraged among retail, office, entertainment, housing, tourist, marina and parking uses (day/night, weekend/weekday, and seasonal (June to September and October to May)) to promote maximum use of parking in the waterfront use district by all users.

4. Park and ride spaces serving the commuter rail, ferry and bus activities should not be permitted in the multi-modal station area (majority of district) after three to five years or when there is full development and operation of these integrated modes.

5. Park and ride lot(s) shall not exceed the requirements proposed for commuter rail or bus, and park and ride shall not be larger than eighty parking spaces, unless the lot is for shared parking or is converted to a parking garage with retail space fronting Front Street.

6. Bike racks and weatherproof lockers for bicycles should be provided at the multi-modal station and commuter rail platform.

7. Well defined pedestrian walkways should be provided in parking lots and around the multi-modal station from parking to building, ferry loading, and commuter rail platform. (Ord. 1302 § 11 (Exh. E) (part), 2012)

17.25B.100 Landscape design.

The waterfront area has the potential of suffering from large paved areas causing temperatures to rise during warmer months, from having declining air quality due to increased transportation uses, and from appearing to be a vast wasteland of parking lots. Vegetation and trees can help mitigate these conditions, by providing shade that will lower temperatures, and by helping to clean the air. Landscaping should use native plantings and stormwater BMPs where possible.

A. Parking areas shall have one tree per every four parking stalls or trees between every two to four ferry loading lanes. (See Exhibit C of Ordinance 948, Guideline 22: Parking Lots.)

B. Parking areas must be screened from all pedestrian-oriented areas through the use of trees, shrubs, walls and/or trellis structures with plants. See Exhibit C of Ordinance 948, Guideline 22: Parking Lots—Landscape Design.

C. Parking lots shall provide landscaping next to buildings and along walkways. Parking lots shall provide enough trees so that fifty percent of the lot is shaded within a five-year period and landscape beds have a ninety percent ground coverage in five years.

D. Arbors or trellises supporting living landscape materials should be considered for ornamentation on exterior walls. Any such feature shall cover an area of at least one hundred square feet and include sufficient plantings to achieve at least thirty percent coverage by plant materials within three years.

E. Where pedestrian activity is encouraged onto the site, the screening doesn't have to be sight obscuring.

F. Utilities are required to be underground and aboveground equipment shall be located away from major pedestrian streets and corners. Equipment boxes and vaults must be placed in back of the sidewalk and where landscaping can minimize or screen their impact. See Exhibit C of Ordinance 948, Guideline 12: Screening Utility Equipment and Services. (Ord. 1302 § 11 (Exh. E) (part), 2012)

17.25B.110 Pedestrian walkway.

Pedestrian ways, a waterfront promenade, and beach walk are to provide for maximum pedestrian accessibility along the waterfront. The intent of the waterfront promenade is to have a walkway/boardwalk or beach access from the lighthouse to the eastside of the tank farm/Everett city limits.

A. All new development shall have a minimum setback of thirty feet from rip rap or from a newly established beach, and shall incorporate twenty-five feet of pedestrian amenities that conform to the waterfront promenade standards or provide access to the beach.

B. Breaks between buildings shall be provided to facilitate access to the water.

C. Linking 2nd Street to the water, with emphasis on a pedestrian overpass and walkway improvements should be encouraged. The design of an overpass shall be approved by the city.

D. Sidewalks along Front Street shall be a minimum of ten feet. Other sidewalks in the WMU area shall be no less than five feet. (Ord. 1302 § 11 (Exh. E) (part), 2012)

Chapter 17.58 LANDSCAPING

Sections:

- 17.58.010 Intent.
- 17.58.020 Applicability.
- 17.58.030 Landscape plans.
- 17.58.040 Maintenance of landscaping.
- 17.58.045 Landscape types.
- 17.58.047 Landscaping requirements.
- 17.58.050 Landscaping of parking areas.
- 17.58.060 Landscaping of required yards.
- 17.58.070 Screening between districts.
- 17.58.080 General landscaping requirements for PCB(S), BP and IP districts.

17.58.010 Intent.

The intent of this chapter is to establish minimum requirements and standards for landscaping and screening, as well as standards for vegetation-based LID BMPs, where needed to promote safety, to provide screening between differing land uses, to safeguard privacy, and to protect the aesthetic assets of the community. (Ord. 908 § 11 (part), 1997: Ord. 519 § 1 (part), 1985)

17.58.020 Applicability.

Landscaping shall be required according to the provisions of this chapter for all uses except single-family dwellings and shall apply throughout the city. (Ord. 908 § 11 (part), 1997: Ord. 519 § 1 (part), 1985)

17.58.030 Landscape plans.

A. A plan of the proposed landscaping and screening shall be provided, which shall be incorporated into plans submitted for building permit review.

B. Landscape plans shall be drawn to scale, including dimensions and distances, and shall clearly delineate the existing and proposed parking spaces or other vehicular use area, access aisles, driveways, and the location, size and description of all landscape materials using both botanical and common names.

C. Landscape plans shall be subject to the approval of the planning director. (Ord. 908 § 11 (part), 1997: Ord. 519 § 1 (part), 1985)

17.58.040 Maintenance of landscaping.

Whenever landscaping is required under the provisions of this code, shrubs and trees in the landscaping and planting areas shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately, and the planting area shall be maintained free of weeds and trash. (Ord. 908 § 11 (part), 1997: Ord. 519 § 1 (part), 1985)

17.58.045 Landscape types.

Where the following types of landscaping are required by this chapter, the minimum standards shall be as described below:

- A. Type I—Sight-Obscuring Fence. The minimum height shall be six feet and be constructed to create a solid sight-obscuring screen. Planting may be used in addition to the screen.
- B. Type II—Planted Sight-Obscuring Screen. The minimum height shall be five feet and consist of plant materials spaced to form a sight-obscuring screen. Native plantings are preferred in screening areas.
- C. Type III—Ornamental Landscaping. This landscaping shall consist of a combination of trees, shrubs and other landscaping materials, and shall be designed to improve the appearance of the development but not necessarily to obscure it; provided, that the planning director may approve additional sidewalk area, pedestrian paths, or pedestrian areas associated with a use or for the public within the required landscape area. Landscape-based LID facilities, such as bioretention facilities, are preferred.
- D. Type IV—Sight-Obscuring Fence and Columnar/Pyramidal Coniferous Trees, Such as Emerald Green Pyramidalis or Leyland Cypress. The fence may not be a chainlink fence with slats. The minimum height of the fence shall be six feet high. The minimum height of the trees shall be eight feet. The maximum distance between trees shall be ten feet on center. (Ord. 1102 § 1, 2004; Ord. 981 § 4, 1999; Ord. 908 § 11 (part), 1997)

17.58.047 Landscaping requirements.

The landscaping requirements matrix indicates type of landscaping required by use and zone. Landscape type description are contained in Section 17.58.045. Additional landscape requirements for PCB(S), BP and IP zones are contained in Section 17.20.120.

LANDSCAPE MATRIX

Table 17.58.047

Location/Zone	MR	MRD	DB	CB	CB(S)	CB(S)-2	PCB	PCB(S)	WMU	PI	BP	IP	LI
Abutting residential designated property	Type I and 10 feet of Type II	Type I and 10 feet of Type II	Type I and 10 feet of Type II	Type I and 10 feet of Type II	10 feet of Type II	10 feet of Type II	Type I and 10 feet of Type II	10 feet of Type II		Type I and 10 feet of Type II	25 feet of Type II	25 feet of Type II	20 feet of Type II
Between RMW or private access road and parking areas	25 feet of Type III	25 feet of Type III	10 feet of Type III	10 feet of Type III	5 feet of Type III	5 feet of Type III	30 feet of Type III	5 feet of Type III		5 feet of Type III	30 feet of Type III	30 feet of Type III	5 feet of Type III
Outside storage or waste areas	Type I	Type I	Type I	Type I	Type I	Type I	Type I	Type I		Type I	Type I	Type I	Type I
Between public RMW if not a parking or display area	25 feet of Type III	25 feet of Type III	10 feet of Type III	10 feet of Type III	10 feet of Type III	10 feet of Type III	30 feet of Type III	5 feet of Type III		10 feet of Type III	30 feet of Type III	30 feet of Type III	20 feet of Type III
Abutting commercially designated property													10 feet of Type I
Abutting the rear lot line of commercially designated property and the structure in the LI zone within five feet of that property line													Type I
Between RMW and commercial parking lots				10 feet of Type III	5 feet of Type III	5 feet of Type III			10 feet of Type III				

Type I = Sight-obscuring fence

Type II = Planted sight-obscuring screen

Type III = Ornamental landscaping

Type IV = Fence and columnar tree landscaping

(Ord. 1262 § 5 (Exh. C), 2010; Ord. 1102 § 2, 2004; Ord. 1026 § 10, 2001; Ord. 908 § 11 (part), 1997)

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17.58.050 Landscaping of parking areas.

Parking areas shall be landscaped in accordance with the requirements of Section 17.56.130. (Ord. 908 § 11 (part), 1997; Ord. 519 § 1 (part), 1985)

17.58.060 Landscaping of required yards.

All required front and side yard areas abutting on the improved streets or highways traveled by the public shall be landscaped with planting materials such as lawn, shrubs, flowers and deciduous and evergreen trees, except those portions of the area covered by driveways or sidewalks. Native plantings shall be used to the extent feasible. The retention of natural on-site vegetation should be encouraged as a positive alternative to the above, subject to the approval of the planning director. (Ord. 908 § 11 (part), 1997; Ord. 519 § 1 (part), 1985)

17.58.070 Screening between districts.

Where nonresidential or multifamily residential uses are adjacent to single-family residential zones, a sight-obscuring fence or vegetative screen shall be installed in accordance with the landscaping matrix contained in Section 17.58.047 of this chapter. Native plants located in screening areas apply toward overall screening requirements. Vegetative screens are to be kept free of weeds and debris, and the vegetation is to be maintained in a healthy condition. Vegetative screens shall not be allowed to grow to a height or width which would obstruct vision of an intersecting street as defined in Section 17.20.060. (Ord. 1026 § 6, 2001; Ord. 908 § 11 (part), 1997; Ord. 519 § 1 (part), 1985)

17.58.080 General landscaping requirements for PCB(S), BP and IP districts.

In addition to the specific landscaping requirements contained in Section 17.58.047, general requirements for PCB(S), BP and IP districts as contained in Section 17.20.120. (Ord. 908 § 11 (part), 1997)

LANDSCAPE MATRIX

Table 17.58.047

Location/Zone	MR	MRD	DB	CB	CB(S)	CB(S)-2	PCB	PCB(S)	WMU	PI	BP	IP	LI	HI
Abutting residential designated property	Type I and 10 feet of Type II	Type I and 10 feet of Type II	Type I and 10 feet of Type II	Type I and 10 feet of Type II	10 feet of Type II	10 feet of Type II	Type I and 10 feet of Type II	10 feet of Type II		Type I and 10 feet of Type II	25 feet of Type II	25 feet of Type II	20 feet of Type III	20 feet of Type III
Between R/W or private access road and parking areas	25 feet of Type III	25 feet of Type III	10 feet of Type III	10 feet of Type III	5 feet of Type III	5 feet of Type III	30 feet of Type III	5 feet of Type III		5 feet of Type III	30 feet of Type III	30 feet of Type III	5 feet of Type III	5 feet of Type III
Outside storage or waste areas	Type I	Type I	Type I	Type I	Type I	Type I	Type I	Type I		Type I	Type I	Type I	Type I or 5 feet of Type II	Type I or 5 feet of Type II
Between public R/W if not a parking or display area	25 feet of Type III	25 feet of Type III	10 feet of Type III	10 feet of Type III	10 feet of Type III	10 feet of Type III	30 feet of Type III	5 feet of Type III		10 feet of Type III	30 feet of Type III	30 feet of Type III	20 feet of Type III	20 feet of Type III
Abutting commercially designated property													10 feet of Type IV	20 feet of Type III
Abutting the rear lot line of commercially designated property and the structure in the LI zone within five feet of that property line													Type I	
Between R/W and commercial parking lots				10 feet of Type III	5 feet of Type III	5 feet of Type III			10 feet of Type III					

Type I = Sight-obscuring fence

Type II = Planted sight-obscuring screen

Type III = Ornamental landscaping

Type IV = Fence and columnar tree landscaping

(Ord. 1262 § 5 (Exh. C), 2010; Ord. 1102 § 2, 2004; Ord. 1026 § 10, 2001; Ord. 908 § 11 (part), 1997)

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